



ZONING COMMITTEE
REGULAR COMMITTEE MEETING
~Minutes~

Atlanta City Hall
55 Trinity Avenue
Atlanta, GA 30303
<http://www.atlantaga.gov/>

CITY OF ATLANTA

Chairperson
The Honorable Mary Norwood

Theodis Pace
(404) 330-6314
tpace@atlantaga.gov

Wednesday, December 14, 2016

9:30 AM

Committee Room 1

A. CALL TO ORDER

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, December 14, 2016**, at **9:35 AM** in **Committee Room 1**. The following members were present:

B. INTRODUCTION OF MEMBERS

Attendee Name	Title	Status	Arrived
Mary Norwood	Chair	Present	9:30 AM
Carla Smith	Vice Chair	Present	9:31 AM
Keisha Lance Bottoms	Councilmember, District 11	Present	9:30 AM
Kwanza Hall	Councilmember, District 2	Present	9:31 AM
Alex Wan	Councilmember, District 6	Present	9:29 AM
Howard Shook	Councilmember, District 7	Present	9:34 AM
Ivory Lee Young Jr.	Councilmember, District 3	Present	9:35 AM

Others in Attendance:

Director Charletta Wilson Jacks, Office of Zoning and Development; Jeffery Haymore, Law Department, members of the public and Council staff.

C. ADOPTION OF AGENDA

ADOPTED

D. APPROVAL OF MINUTES

APPROVED

E. ORDINANCES FOR SECOND READING

- 16-O-1580 (1) - Z-16-61 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE I-2 (HEAVY INDUSTRIAL) TO THE MRC-3-C (MIXED RESIDENTIAL COMMERCIAL-CONDITIONAL) DISTRICT FOR PROPERTY LOCATED AT 926 BRADY AVENUE, N.W. PROPERTY FRONTS APPROXIMATELY 90 FEET ON THE WEST SIDE OF BRADY AVENUE BEGINNING APPROXIMATELY 60 FEET FROM THE NORTHWEST CORNER OF WEST MARIETTA STREET. DEPTH: VARIES. AREA: APPROXIMATELY .438 ACRES. LAND LOT 150. 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNERS: BRADY, AVENUE, LLC APPLICANT: 926 BRADY HOTEL, LLC C/O MORRIS, MANNING AND MARTIN, LLP NPU E COUNCIL DISTRICT 3

Application File Date	
Zoning Number	Z-16-61
NPU / CD	E/3
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

(Referred back by Council 12/5/16) (Held 12/14/16)

RESULT: HELD IN COMMITTEE [UNANIMOUS]

Next:

1/3/2017 1:00 PM

MOVER: Kwanza Hall, Councilmember, District 2

SECONDER: Carla Smith, Vice Chair

AYES: Norwood, Smith, Bottoms, Hall, Wan, Shook, Young Jr.

16-O-1582 (2) -

U-16-23 AN AMENDED ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A HOTEL PURSUANT TO SECTION 16.34.007 (1) (J) FOR PROPERTY LOCATED AT 926 BRADY AVENUE, N.W., PROPERTY FRONTS APPROXIMATELY 90 FEET ON THE WEST SIDE OF BRADY AVENUE BEGINNING APPROXIMATELY 60 FEET FROM THE NORTHWEST CORNER OF WEST MARIETTA STREET. DEPTH: VARIES. AREA: APPROXIMATELY .438 ACRES. LAND LOT 150, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNERS: BRADY, AVENUE, LLC APPLICANT: 926 BRADY HOTEL, LLC C/O MORRIS, MANNING AND MARTIN, LLP NPU E COUNCIL DISTRICT 3

Application File Date	
Zoning Number	U-16-23
NPU / CD	E/3
Staff Recommendation	Approval Conditional
NPU Recommendation	Approval
ZRB Recommendation	Approval Conditional

(Referred back by Council 12/5/16) (Held 12/14/16)

RESULT: HELD IN COMMITTEE [UNANIMOUS]

Next:

1/3/2017 1:00 PM

MOVER: Kwanza Hall, Councilmember, District 2

SECONDER: Carla Smith, Vice Chair

AYES: Norwood, Smith, Bottoms, Hall, Wan, Shook, Young Jr.

16-O-1692 (3) -

AN ORDINANCE BY COUNCILMEMBER CARLA SMITH TO APPROVE

A TRANSFER OF OWNERSHIP FOR SPECIAL USE PERMITS GRANTED BY ORDINANCE 16-0-1174/U-16-11 FOR HOTELS AND DORMITORIES ON PROPERTIES LOCATED AT 521 HANK AARON DRIVE, 445 HANK AARON DRIVE, 756 HANK AARON DRIVE, AND PARCEL IDENTIFICATION NUMBERS 140076LL0043, 14005400011524, 14007500070673, 14007500070681, 140075LL0028, AND 140075LL0010; AND FOR OTHER PURPOSES.

RESULT: FAVORABLE [6 TO 0] Next: 1/3/2017 1:00 PM

MOVER: Carla Smith, Vice Chair

SECONDER: Kwanza Hall, Councilmember, District 2

AYES: Norwood, Smith, Hall, Wan, Shook, Young Jr.

ABSTAIN: Bottoms

- 16-O-1694 (4) - AN ORDINANCE BY COUNCILMEMBER NATALYN ARCHIBONG AUTHORIZING THE INSTALLATION OF PUBLIC ART AT EAST WALL OF THE MARTA UNDERPASS (CORNER OF ROCKY FORD AND COLLEGE AVE), ATLANTA, GA, 30317, AS PURSUANT TO CODE SECTION 16-28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.

RESULT: FAVORABLE [UNANIMOUS] Next: 1/3/2017 1:00 PM

MOVER: Alex Wan, Councilmember, District 6

SECONDER: Ivory Lee Young Jr., Councilmember, District 3

AYES: Norwood, Smith, Bottoms, Hall, Wan, Shook, Young Jr.

- 16-O-1695 (5) - AN ORDINANCE BY COUNCILMEMBER NATALYN ARCHIBONG AS AMENDED BY ZONING COMMITTEE AUTHORIZING THE INSTALLATION OF PUBLIC ART AT 1209 MEMORIAL DRIVE SE, ATLANTA, GA 30316, AS PURSUANT TO CODE SECTION 16-28.025 OF THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA; AND FOR OTHER PURPOSES.

RESULT: FAVORABLE/AMENDED [UNANIMOUS] Next: 1/3/2017 1:00 PM

MOVER: Alex Wan, Councilmember, District 6

SECONDER: Carla Smith, Vice Chair

AYES: Norwood, Smith, Bottoms, Hall, Wan, Shook, Young Jr.

MOTION TO AMEND

RESULT: APPROVED [UNANIMOUS]

MOVER: Alex Wan, Councilmember, District 6

SECONDER: Kwanza Hall, Councilmember, District 2

AYES: Norwood, Smith, Bottoms, Hall, Wan, Shook, Young Jr.

F. PAPERS HELD IN COMMITTEE

- 14-O-1348 (6) - U-14-13 AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PERSONAL CARE HOME PURSUANT

TO SECTION 16-06.005 (1)(G) FOR PROPERTY LOCATED AT 929 CASCADE AVENUE, S.W., FRONTING APPROXIMATELY 95 FEET ON THE NORTH SIDE OF CASCADE AVENUE APPROXIMATELY 60 FEET EAST OF THE INTERSECTION OF ALTADENA PLACE AND CASCADE AVENUE. DEPTH VARIES. AREA: APPROXIMATELY 0.45 ACRE. LAND LOT 151, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: FLORENCE M. DEMOSTHENES APPLICANT: MAURICE SESSOMS, NPU S, COUNCIL DISTRICT 10

Application File Date	5-22-14
Zoning Number	U-14-13
NPU / CD	S/10
Staff Recommendation	Denial
NPU Recommendation	Approval
ZRB Recommendation	Denial

(Held 8/27/14)

RESULT: HELD IN COMMITTEE Next: 1/3/2017 1:00 PM

- 14-O-1366 (7) - AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK AS SUBSTITUTED BY ZONING COMMITTEE TO AMEND SEC. 15-06.001 OF THE SUBDIVISION ORDINANCE OF THE CITY OF ATLANTA SO AS TO AMEND THE DEFINITION OF THE TERM "HISTORIC NEIGHBORHOOD" AS A NEIGHBORHOOD ACTUALLY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES; TO AMEND SEC. 15-08.005(D)(6) OF THE SUBDIVISION ORDINANCE SO AS TO REGULATE THE SUBDIVISION OF PROPOSED LOTS IN HISTORIC NEIGHBORHOODS; TO ADD SEC. 15-08.005(D)(7) TO REGULATE THE SUBDIVISION OF PROPOSED LOTS WHERE NEW STREET(S) ARE PROPOSED IN NEIGHBORHOODS IDENTIFIED BY ORDINANCE AS POTENTIALLY ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES; AND FOR OTHER PURPOSES.

(Referred back by Council 9/15/14) (Substituted and held 9/24/14)

RESULT: HELD IN COMMITTEE Next: 1/3/2017 1:00 PM

- 16-O-1155 (8) - Z-16-13 AN AMENDED ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4 (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE PD-H (PLANNED DEVELOPMENT-HOUSING) DISTRICT FOR PROPERTY LOCATED AT 2742 AND 2748 ALPINE ROAD, N.E., FRONTING APPROXIMATELY 99 FEET ON THE WEST SIDE OF ALPINE ROAD AND BEGINNING APPROXIMATELY 95.6 FEET FROM THE WEST INTERSECTION OF PIEDMONT ROAD. DEPTH: VARIES AREA: APPROXIMATELY .647 ACRES. LAND LOT 60, 17TH DISTRICT FULTON COUNTY, GEORGIA. OWNER: RICHARD AND STEWART AIKEN APPLICANT: GORDON GOODMAN NPU B

COUNCIL DISTRICT 7

Application File Date	3-1-2016
Zoning Number	Z-16-13
NPU / CD	B/7
Staff Recommendation	Approval Conditional
NPU Recommendation	Deferral
ZRB Recommendation	Approval Conditional

(Referred back by Council 9/19/16) (Held 9/28/16)

RESULT: HELD IN COMMITTEE Next: 1/3/2017 1:00 PM

16-O-1226 (9) - AN ORDINANCE BY COUNCILMEMBER KEISHA LANCE BOTTOMS AS SUBSTITUTED BY ZONING COMMITTEE TO ZONE THE SANDTOWN NEIGHBORHOOD IDENTIFIED ON EXHIBIT "A" TO THE R-2 (SINGLE FAMILY RESIDENTIAL), R-3 (SINGLE FAMILY RESIDENTIAL-CITY OF ATLANTA), R-4 (SINGLE FAMILY RESIDENTIAL), R-5 (TWO FAMILY RESIDENTIAL), PDH (PLANNED DEVELOPMENT-HOUSING), C-1 (COMMUNITY BUSINESS) AND MRC-1 (MIXED RESIDENTIAL COMMERCIAL) ZONING DISTRICT; AND FOR OTHER PURPOSES. **(Held 7/13/16)**

RESULT: HELD IN COMMITTEE Next: 1/3/2017 1:00 PM

G. REMARKS FROM THE PUBLIC

H. ADJOURNMENT

There being no further business to come before the Zoning Committee the meeting was adjourned at 9:43 AM

Respectfully submitted:


Angela Campbell, Legislative Assistant


Theo Pace, Research & Policy Analyst


The Honorable Mary Norwood, Chair